

# 80-217-A 101 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Anthony T. DeRuggiero, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 1 B02, 30.1, to permit side yard set back of 6' instead of the required 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Houses we looked at that fit family needs now and for the future were all over 50'. The house we picked is energy conscious utilizing the sun as lighting and natural heating for the 1st and 2nd floors. The house conforms to the neighborhood dwellings already erected and we feel the house we picked would be an asset in keeping up the area's appearance. The house has a one car garage which permits us to keep our car inside and off the road which helps alleviate the problem of vehicles parking on this narrow road. The family room utilizes lighting and heat from sun in daylight hours. The house we feel is designed with the energy crisis in mind in that it will conserve heat and with fireplaces in their designated places would cut down on fuel and energy consumption.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Vicki R. DeRuggiero  
Address 16 King Henry Circle  
Baltimore MD 21237  
Petitioner's Attorney John W. Hession, III  
Address 223 Court House  
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of February, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of April, 1980, at 9:30 o'clock

As..M.  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE  
N/S of Oberle Ave., 610'  
W of Mace Ave., 15th District  
ANTHONY DeRUGGIERO, et ux,  
Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 7th day of April, 1980, a copy of the foregoing

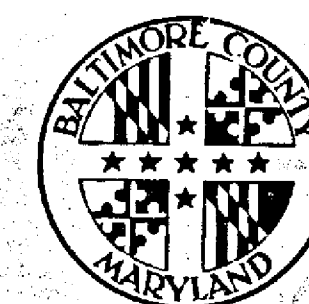
Order was mailed to Mr. and Mrs. Anthony T. DeRuggiero, 16 King Henry Circle, Baltimore, Maryland 21237, Petitioners.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Mr. & Mrs. Anthony T. DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th day of February, 1980.

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner DeRuggiero

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Anthony T. DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

RE: Item No. 161  
Petitioner - DeRuggiero  
Variance Petition

Dear Mr. & Mrs. DeRuggiero:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 17, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #161 (1979-1980)  
Property Owner: Anthony T. and Vicki L. DeRuggiero  
N/S Oberle Ave. 610' W. Mace Ave.  
Existing Zoning: DR 5.5  
Property Zoning: Variance to permit side setbacks of 6' in lieu of the required 10'.  
Acres: 0.19 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

This specific site is Lot 30 of the recorded plat "Grafolio" (W.P.C. 4, Folio 190); the adjacent property to the east apparently comprises Lot 31 and half of Lot 32, not Lots 31 and 32 as indicated on the submitted plan.

### Highways:

Oberle Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #161 (1979-1980)  
Property Owner: Anthony T. and Vicki L. DeRuggiero  
Page 2  
March 17, 1980

### Water and Sanitary Sewers:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Oberle Avenue.

The Petitioner is responsible for the cost of capping and plugging any water and sanitary sewerage service connections serving the present one story building if not used to serve the proposed two-story dwelling.

Very truly yours,

Ellsworth N. Diver, P.E.  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley  
J. Somers

1-SW Key Sheet  
8 NE 27 Pos. Sheet  
NE 2 G Topo  
90 Tax Map

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #161, Zoning Advisory Committee Meeting, February 12, 1980, are as follows:

Property Owner: Anthony T. and Vicki L. DeRuggiero  
Location: N/S Oberle Ave. 610' W. Mace Avenue  
Existing Zoning: D.R.5.5  
Proposed Zoning: Variance to permit side setbacks of 6' in lieu of the required 10'.  
Acres: 0.19  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley, P.E.  
John L. Wimbley  
Planner III  
Current Planning and Development



ORDER RECEIVED FOR FILING

DATE *June 19, 1980*  
BY *State Planning*

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,


IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *19th* day of *June*, 1980, that the herein Petition for Variances to permit side yard setbacks of six feet in lieu of the required ten feet, for the expressed purpose of razing the existing improvements and erecting a new dwelling for the Petitioner's use, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*Stephen E. Collins*  
Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

  
baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 438-4130  
STEPHEN E. COLLINS  
DIRECTOR

May 9, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204


Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 158, 159, 161, and 162 of the Zoning Advisory Committee Meeting of February 12, 1980.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd

  
BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #161, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:


Property Owner: Anthony T. & Vicki L. DeRuggiero  
Location: N/S Oberle Avenue 610' W Mace Avenue  
Existing Zoning: D.B. 5-5  
Proposed Zoning: Variance to permit side setbacks of 6' in lieu of the required 10'  
Acres: 0.19  
District: 15th

Metropolitan water and sewer are available; therefore, no health hazards are anticipated.

Very truly yours,

*John J. Forrest*  
John J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LWF/ztb

  
BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

February 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204  
Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Anthony T. & Vicki L. DeRuggiero

Location: N/S Oberle Ave. 610' W Mace Ave.


Item No: 161 Zoning Agenda: 2-12-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. Hagand* Noted and Approved: *George M. Hagand*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

  
BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #61 Zoning Advisory Committee Meeting, February 12, 1980 are as follows:

Property Owner: Anthony T & Vicki L. DeRuggiero  
Location: N.S. Oberle Ave. 610' W Mace Ave.  
Existing Zoning: D.B. 5-5  
Proposed Zoning: Variance to permit side setbacks of 6' in lieu of the required 10'.

Acres: 0.19  
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments - Contact Plans Review at 494-3987 if there are any questions.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #222 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CSB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 12, 1980

RE: Item No: 158, 159, 160, 161, 162,  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

## PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance for side yard setbacks  
LOCATION: North side of Oberle Avenue, 610 feet West of Mace Avenue  
DATE & TIME: Tuesday, April 29, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 6 feet in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 1802.3C.1 - Development Standards for Small Lots or Tracts  
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Anthony DeRuggiero, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 29, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: \_\_\_\_\_ Date: April 9, 1980  
John D. Seyffert, Director  
FROM: \_\_\_\_\_ Office of Planning and Zoning  
SUBJECT: Petition No. 80-217-A

Petition for Variance for side yard setbacks  
North side of Oberle Avenue, 610 feet West of Mace Avenue  
Petitioner - Anthony DeRuggiero, et ux

Fifteenth District

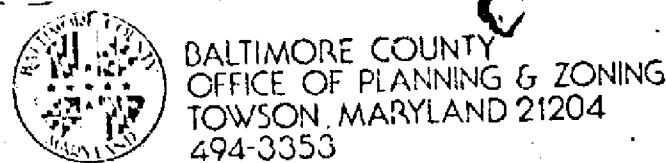
HEARING: Tuesday, April 29, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab





WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 10, 1980

Mr. & Mrs. Anthony T. DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

RE: Petition for Variances  
N/S of Oberle Avenue, 610' W of  
Mace Avenue - 15th Election  
District  
Anthony T. DeRuggiero, et ux -  
Petitioners  
NO. 80-217-A (Item No. 161)

Dear Mr. & Mrs. DeRuggiero:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 18, 1980

Mr. & Mrs. Anthony DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

RE: Petition for Variances  
N/S Oberle Ave., 610' W Mace Ave  
Case No. 80-217-A

This is to advise you that \$41.75 is due for  
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and  
remit to Sondra Jones, Room 113, County Office Building, Towson,  
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

Mr. & Mrs. Anthony DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

March 28, 1980

### NOTICE OF HEARING

RE: Petition for Variance - North side of Oberle Avenue, 610' W of  
Mace Avenue - Case No. 80-217-A

TIME: 9:30 A.M.

DATE: Tuesday, April 29, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

Beginning at a point on the North side of Oberle Avenue 610' ± west of Mace  
Avenue and known as lot 30 of Grafolio and recorded among the land records of  
Baltimore County in Flat Book 4 Folio 190. Also known as 346 Oberle Avenue.

### DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 1980

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., once in each  
of one time successive weeks before the 29th day of  
April, 1980, the first publication  
appearing on the 19th day of April, 1980.

THE JEFFERSONIAN,

Cost of Advertisement, \$ 17.50

### PETITION FOR VARIANCE

Zoning: Petition for Variance  
for side yard setbacks  
Location: North side of Oberle  
Avenue, 610 feet west of Mace  
Avenue  
Date & Time: Tuesday, April  
29, 1980 at 9:30 a.m.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and  
Regulations of Baltimore  
County, will hold a public  
hearing.

Petition for Variance to  
permit side yard setbacks of 6  
feet in lieu of the required 10  
feet.

The Zoning Regulation to be  
excepted as follows:  
Section 1502.3C1 - Development  
Standards for Small Lots and  
Tracts  
All that parcel of land in the  
Fifteenth District of Baltimore  
County  
Beginning at a point on the  
North side of Oberle Avenue  
610' M.L. west of Mace Avenue  
and known as lot 30 of Grafolio  
and recorded among the land  
records of Baltimore County in  
Flat Book 4 Folio 190. Also  
known as 346 Oberle Avenue.  
Being the property of  
Anthony DeRuggiero et ux, as  
shown on plat plan filed with  
the Zoning Department.

Hearing Date:  
TUESDAY, APRIL 29, 1980  
AT 9:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.  
BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

### The Essex Times

Essex, Md., April 10, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper  
printed and published in Baltimore County, once in  
each of one successive  
weeks before the 10th day of  
April, 1980.

1980  
Publisher.

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 4/13/80  
Posted for: Petition for Variance  
Petitioner: Anthony DeRuggiero et ux  
Location of property: N/S Oberle Ave., 610' W of  
Mace Ave.  
Location of Signs: front of property (at 346 Oberle Ave.)  
Remarks: 1 sign  
Posted by: William E. Hammond Signature Date of return: 4/14/80

### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WTH</u>	Revised Plans: Change in c. line or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case:	Map #									

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 11 day of April, 1980.

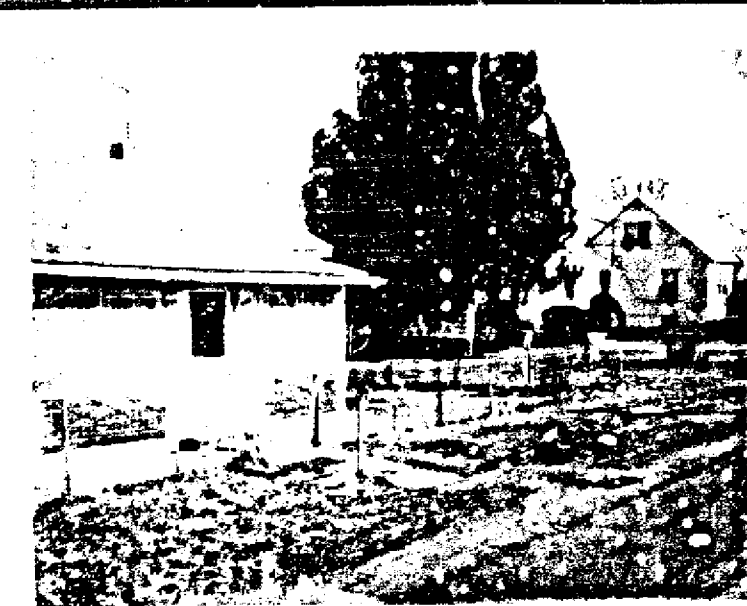
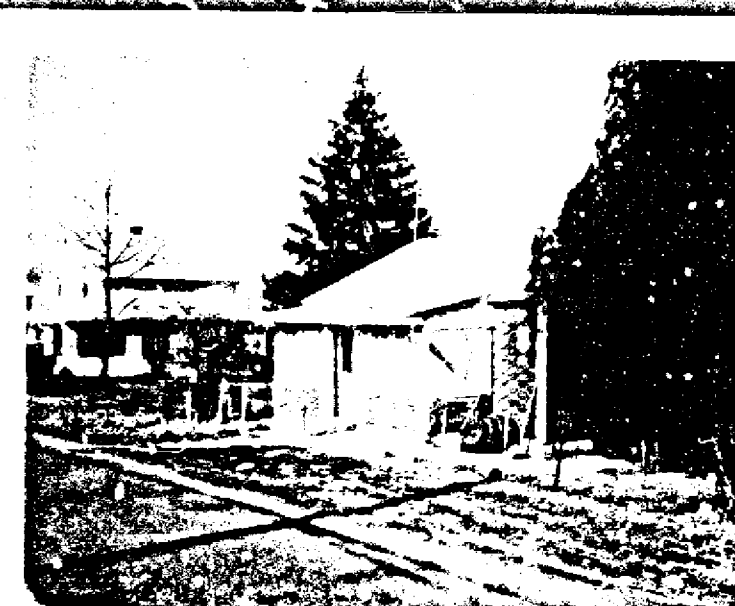
Filing Fee \$ 41.75 Received: ☒ Check  
☐ Cash  
☐ Other

William E. Hammond, Zoning Commissioner

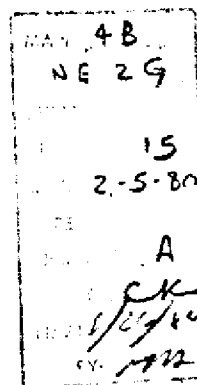
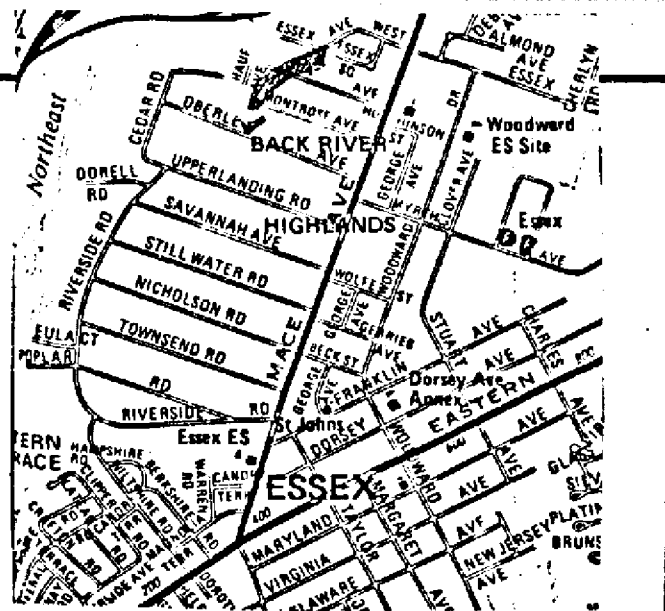
Petitioner: Submitted by

Petitioner's Attorney Reviewed by

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE & TREASURY MISCELLANEOUS CASH RECEIPT		No. 86266	
DATE: March 28, 1980	ACCOUNT: 01-652	AMOUNT: \$25.00	
RECEIVED FROM: Vicki L. DeRuggiero	AMOUNT: \$41.75		
FOR: Advertising and Posting for Case No. 80-217-A			
DATE: April 29, 1980		ACCOUNT: 01-652	
VALUATION OR SIGNATURE OF CASHIER			
VALUATION OR SIGNATURE OF CASHIER			



Note:  
EXISTING 1 STORY  
BLDG. TO BE  
RAISED  
LOT 30

PLAT OF GRAFOLIO  
W.P.C. 4-190

Plot for side yard VARIANCES  
 OF 6'  
 346 OBERLE AVE  
 ANTHONY + VICKI De RUGGIERO  
 OWNERS  
 ELECTION DISTRICT #15  
 ZONED DR 5.5  
 SCALE 1" = 50'  
 PUBLIC UTILITIES EXISTING IN STREET



# 80-217-A 101 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Anthony T. DeRuggiero, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B02, 30.1, to permit side yard set back of 6' instead of the required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Houses we looked at that fit family needs now and for the future were all over 50'. The house we picked is energy conscious utilizing the sun as lighting and natural heating for the 1st and 2nd floors. The house conforms to the neighborhood dwellings already erected and we feel the house we picked would be an asset in keeping up the area's appearance. The house has a one car garage which permits us to keep our car inside and off the road which helps alleviate the problem of vehicles parking on this narrow road. The family room utilizes lighting and heat from sun in daylight hours. The house we feel is designed with the energy crisis in mind in that it will conserve heat and with fireplaces in their designated places would cut down on fuel and energy consumption.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Vicki R. DeRuggiero  
Address 16 King Henry Circle  
Baltimore MD 21237  
Petitioner's Attorney John W. Hession, III  
Address 223 Court House  
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of February, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of April, 1980, at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE  
N/S of Oberle Ave., 610'  
W of Mace Ave., 15th District  
ANTHONY DeRUGGIERO, et ux,  
Petitioners  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 80-217-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188  
I HEREBY CERTIFY that on this 7th day of April, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Anthony T. DeRuggiero, 16 King Henry Circle, Baltimore, Maryland 21237, Petitioners.

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Mr. & Mrs. Anthony T. DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th day of February, 1980.

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner DeRuggiero

Petitioner's Attorney Nicholas B. Commodari  
Reviewed by Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Anthony T. DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

RE: Item No. 161  
Petitioner - DeRuggiero  
Variance Petition

Dear Mr. & Mrs. DeRuggiero:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 17, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #161 (1979-1980)  
Property Owner: Anthony T. and Vicki L. DeRuggiero  
N/S Oberle Ave. 610' W. Mace Ave.  
Existing Zoning: DR 5.5  
Property Zoning: Variance to permit side setbacks of 6' in lieu of the required 10'.  
Acres: 0.19 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

This specific site is Lot 30 of the recorded plat "Grafolio" (W.P.C. 4, Folio 190); the adjacent property to the east apparently comprises Lot 31 and half of Lot 32, not Lots 31 and 32 as indicated on the submitted plan.

### Highways:

Oberle Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #161 (1979-1980)  
Property Owner: Anthony T. and Vicki L. DeRuggiero  
Page 2  
March 17, 1980

### Water and Sanitary Sewers:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Oberle Avenue.

The Petitioner is responsible for the cost of capping and plugging any water and sanitary sewerage service connections serving the present one story building if not used to serve the proposed two-story dwelling.

Very truly yours,

Ellsworth N. Diver, P.E.  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley  
J. Somers

1-SW Key Sheet  
8 NE 27 Pos. Sheet  
NE 2 G Topo  
90 Tax Map

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #161, Zoning Advisory Committee Meeting, February 12, 1980, are as follows:

Property Owner: Anthony T. and Vicki L. DeRuggiero  
Location: N/S Oberle Ave. 610' W. Mace Avenue  
Existing Zoning: D.R.5.5  
Proposed Zoning: Variance to permit side setbacks of 6' in lieu of the required 10'.  
Acres: 0.19  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley, P.E.  
John L. Wimbley  
Planner III  
Current Planning and Development



ORDER RECEIVED FOR FILING

DATE *June 19, 1980*  
BY *State Planning*

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,


IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *19th* day of *June*, 1980, that the herein Petition for Variances to permit side yard setbacks of six feet in lieu of the required ten feet, for the expressed purpose of razing the existing improvements and erecting a new dwelling for the Petitioner's use, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*Stephen E. Collins*  
Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

  
baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 438-4130  
STEPHEN E. COLLINS  
DIRECTOR

May 9, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204


Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 158, 159, 161, and 162 of the Zoning Advisory Committee Meeting of February 12, 1980.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd

  
BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #161, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:


Property Owner: Anthony T. & Vicki L. DeRuggiero  
Location: N/S Oberle Avenue 610' W Mace Avenue  
Existing Zoning: D.B. 5-5  
Proposed Zoning: Variance to permit side setbacks of 6' in lieu of the required 10'  
Acres: 0.19  
District: 15th

Metropolitan water and sewer are available; therefore, no health hazards are anticipated.

Very truly yours,

*John J. Forrest*  
John J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LWF/ztb

  
BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

February 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204  
Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Anthony T. & Vicki L. DeRuggiero

Location: N/S Oberle Ave. 610' W Mace Ave.


Item No: 161 Zoning Agenda: 2-12-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. Hagand* Noted and Approved: *George M. Hagand*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

  
BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #61 Zoning Advisory Committee Meeting, February 12, 1980 are as follows:

Property Owner: Anthony T & Vicki L. DeRuggiero  
Location: N.S. Oberle Ave. 610' W Mace Ave.  
Existing Zoning: D.B. 5-5  
Proposed Zoning: Variance to permit side setbacks of 6' in lieu of the required 10'.

Acres: 0.19  
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments - Contact Plans Review at 494-3987 if there are any questions.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #222 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CSB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 12, 1980

RE: Item No: 158, 159, 160, 161, 162,  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

## PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance for side yard setbacks  
LOCATION: North side of Oberle Avenue, 610 feet West of Mace Avenue  
DATE & TIME: Tuesday, April 29, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 6 feet in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 1802.3C.1 - Development Standards for Small Lots or Tracts  
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Anthony DeRuggiero, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 29, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: \_\_\_\_\_ Date: April 9, 1980  
John D. Seyffert, Director  
FROM: \_\_\_\_\_ Office of Planning and Zoning  
SUBJECT: Petition No. 80-217-A

Petition for Variance for side yard setbacks  
North side of Oberle Avenue, 610 feet West of Mace Avenue  
Petitioner - Anthony DeRuggiero, et ux

Fifteenth District

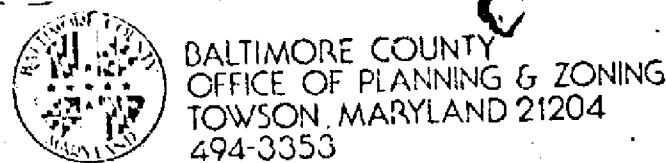
HEARING: Tuesday, April 29, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab





WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 10, 1980

Mr. & Mrs. Anthony T. DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

RE: Petition for Variances  
N/S of Oberle Avenue, 610' W of  
Mace Avenue - 15th Election  
District  
Anthony T. DeRuggiero, et ux -  
Petitioners  
NO. 80-217-A (Item No. 161)

Dear Mr. & Mrs. DeRuggiero:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 18, 1980

Mr. & Mrs. Anthony DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

RE: Petition for Variances  
N/S Oberle Ave., 610' W Mace Ave  
Case No. 80-217-A

This is to advise you that \$41.75 is due for  
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and  
remit to Sondra Jones, Room 113, County Office Building, Towson,  
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

Mr. & Mrs. Anthony DeRuggiero  
16 King Henry Circle  
Baltimore, Maryland 21237

March 28, 1980

### NOTICE OF HEARING

RE: Petition for Variance - North side of Oberle Avenue, 610' W of  
Mace Avenue - Case No. 80-217-A

TIME: 9:30 A.M.

DATE: Tuesday, April 29, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

Beginning at a point on the North side of Oberle Avenue 610' ± west of Mace  
Avenue and known as lot 30 of Grafolio and recorded among the land records of  
Baltimore County in Flat Book 4 Folio 190. Also known as 346 Oberle Avenue.

### DUPLICATE CERTIFICATE OF PUBLICATION

#### PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance for  
side yard setbacks

LOCATION: North side of Oberle  
Avenue, 610 feet west of Mace  
Avenue

DATE & TIME: Tuesday, April 29,  
1980 at 9:30 A.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of Baltimore  
County, by authority of the  
Zoning Act and Regulations of Baltimore  
County, will hold a public  
hearing:

Petition for Variance to permit  
side yard setbacks of 6 feet in lieu  
of the required 10 feet.

The Zoning Regulation to be  
excepted as follows:

Section 1509.3C1 - Development  
Standards for Small Lots or Tracts

All that parcel of land in the 15th  
District of Baltimore County  
beginning at a point on the North  
side of Oberle Avenue 610' west of  
Mace Avenue and known as Lot 30  
of Grafolio and recorded among the  
land records of Baltimore County in  
Flat Book 4 Folio 190. Also known  
as 346 Oberle Avenue.

Being the property of Anthony  
DeRuggiero, et ux, as shown on  
plat plan filed with the Zoning  
Department.

Hearing Date: Tuesday, April 29,  
1980 at 9:30 A.M.

Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland.

By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County

April 18, 1980

TOWSON, MD., April 22, 1980

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., once in each  
of one time successive weeks before the 29th day of  
April, 1980, the first publication  
appearing on the 19th day of April, 1980.

THE JEFFERSONIAN,

LESLIE L. STEINER, Manager.

Cost of Advertisement, \$ 17.50

#### PETITION FOR VARIANCE

15th District

Zoning: Petition for Variance  
for side yard setbacks

Location: North side of Oberle  
Avenue, 610 feet west of Mace  
Avenue

DATE & TIME: Tuesday, April  
29, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of Baltimore  
County, by authority of the  
Zoning Act and Regulations of Baltimore  
County, will hold a public  
hearing:

Petition for Variance to permit  
side yard setbacks of 6 feet in lieu  
of the required 10 feet.

The Zoning Regulation to be  
excepted as follows:

Section 1509.3C1 - Development  
Standards for Small Lots  
and Tracts

All that parcel of land in the  
Fifteenth District of Baltimore  
County

beginning at a point on the  
North side of Oberle Avenue  
610' M.L. west of Mace Avenue  
and known as lot 30 of Grafolio  
and recorded among the land  
records of Baltimore County in  
Flat Book 4 Folio 190. Also  
known as 346 Oberle Avenue.

Being the property of  
Anthony DeRuggiero, et ux, as  
shown on plat plan filed with  
the Zoning Department.

Hearing Date:  
TUESDAY, APRIL 29, 1980  
AT 9:30 A.M.

Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

April 18, 1980

### The Essex Times

Essex, Md., April 10, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successive

weeks before the 10th day of

April, 1980

Signature of Publisher.

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 4/13/80

Posted for: Petition for Variance

Petitioner: Anthony DeRuggiero et ux

Location of property: N/S Oberle Ave, 610' W of Mace Ave

Location of Signs: front of property (at 346 Oberle Ave)

Remarks:

Posted by: William E. Hammond Signature Date of return: 4/14/80

### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WES</u>	Revised Plans: Change in c. line or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case:	Map #									

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this day of April, 1980.

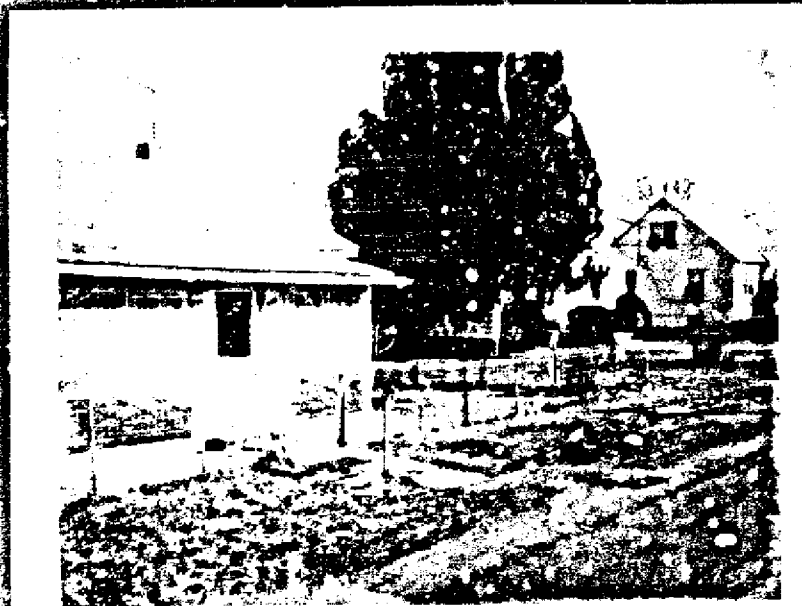
Filing Fee \$ 41.75 Received: ☒ Check ☐ Cash ☐ Other

William E. Hammond, Zoning Commissioner

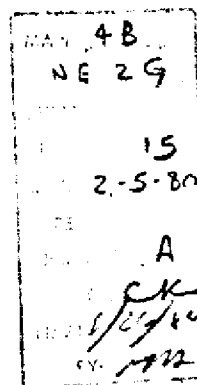
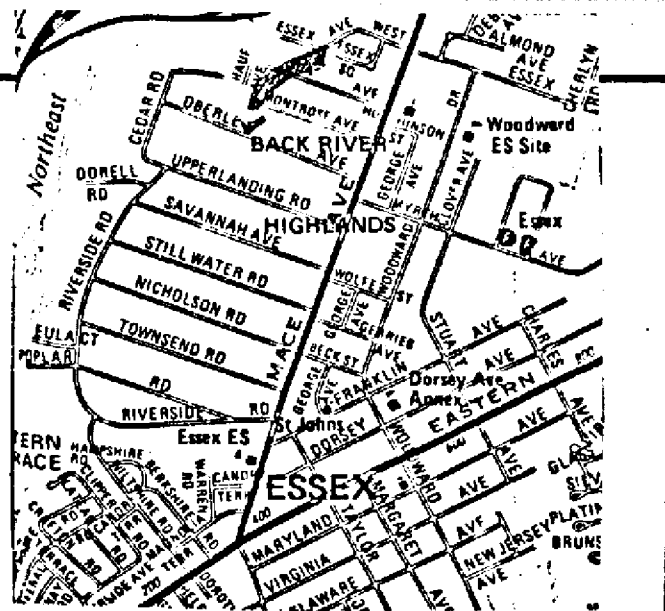
Petitioner: Submitted by

Petitioner's Attorney: Reviewed by

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.



DATE: March 28, 1980	ACCOUNT: 01452	AMOUNT: \$25.00	RECEIVED: 250006
FROM: Vicki L. DeRuggiero	ACCOUNT: 01452	AMOUNT: \$25.00	RECEIVED: 250006
FOR: Filing Fee for Case No. 80-217-A	ACCOUNT: 01452	AMOUNT: \$25.00	RECEIVED: 250006
DATE: April 29, 1980	ACCOUNT: 01452	AMOUNT: \$25.00	RECEIVED: 250006
FOR: Advertising and Posting for Case No. 80-217-A	ACCOUNT: 01452	AMOUNT: \$25.00	RECEIVED: 250006
DATE: April 29, 1980	ACCOUNT: 01452	AMOUNT: \$25.00	RECEIVED: 250006
FOR: Advertising and Posting for Case No. 80-217-A	ACCOUNT: 01452	AMOUNT: \$25.00	RECEIVED: 250006



Note:  
EXISTING 1 STORY  
BLDG. TO BE  
RAISED  
LOT 30

PLAT OF GRAFOLIO  
W.P.C. 4-190

Plot for side yard VARIANCES  
 OF 6'  
 346 OBERLE AVE  
 ANTHONY + VICKI De RUGGIERO  
 OWNERS  
 ELECTION DISTRICT #15  
 ZONED DR 5.5  
 SCALE 1" = 50'  
 PUBLIC UTILITIES EXISTING IN STREET